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Budget and Taxation Committee

Health and Human Services  
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*Joint Committees*  
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and Legislative Review

Audit

Children, Youth, and Families

Fair Practices and  
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**THE SENATE OF MARYLAND**  
**ANNAPOLIS, MARYLAND 21401**

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Testimony for Senate Bill 698  
Real Property Transfer–on–Death Deed Task Force  
Judicial Proceeding Committee  
February 24, 2021

Chairman Smith and Members of the Committee:

Thank you for the opportunity to present Senate Bill 698 - Real Property Transfer–on–Death Deed Task Force.

Many low income Marylanders and families face barriers when trying to transfer property to the next generations, including liens. These challenges create unreasonable economic burdens for families and can many times displace families, leading to homelessness.

Senate Bill 698 establishes a task force to study the use of a transfer-on-deed in the State, which would allow real property to transfer to a beneficiary automatically upon death. In consultation with relevant experts, the task force will study other jurisdictions that have implemented the use of a transfer-on-death deed and report its findings by December 1, 2022.

Thank you for your consideration and I respectfully ask for a favorable report of Senate Bill 698.

Best regards,

A handwritten signature in black ink that reads "Addie C. Eckardt".

Senator Addie C. Eckardt